

# Lot 20, Royal Mail Distribution Centre, 3 Queens Drive, Kilmarnock, East Ayrshire KA1 3XF

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Heritable Purpose Built Distribution Centre / Industrial Investment

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## Property Information

### Heritable Purpose Built Distribution Centre / Industrial Investment

- Purpose Built Royal Mail Distribution Centre
- Let to Royal Mail Group Limited
- Recently Renewed 10 year lease from November 2021 (Subject to Option)
- Modest Passing Rent - £5.12 per sqft
- Tenant in occupation for at least 20 years
- Approximately 18,424 sq ft with low Site Coverage of 21%
- Located adjacent to Queens Drive Retail and Leisure Park with occupiers including Asda, The Range, B&Q, Pets at Home, B&M, Odeon, Fitness First and KFC
- Future Development Potential (Subject to Lease and Consents)

#### Lot

20

#### Auction

22nd September 2022

#### Rent

£94,500 per Annum Exclusive

#### Status

Available

#### Sector

Industrial/Warehouse

#### Auction Venue

Live Streamed Auction

On Behalf of a Real Estate  
Investment Trust

### Location

Miles 24 miles south-west of Glasgow  
Roads A71, A76, A77, M77  
Rail Kilmarnock Railway Station  
Air Glasgow Prestwick Airport, Glasgow International Airport

### Situation

Located close to both Queens Drive (A735) and the A71 Hurlford Road, the property lies south of Kilmarnock town centre and adjacent to Queen's Drive Retail and Leisure Park. Occupiers on the retail and leisure park include Asda, The Range and B&Q, Odeon Cinema, KFC, Burger King and Fitness First Gym. Glencairn Retail Park is also located a short distance away.

### Tenure

Heritable. (Scottish Equivalent of English Freehold)

### EPC

Please see Legal pack

### Description

The property comprises a purpose-built, distribution warehouse. The property is of steel portal frame construction with 5.5 metre eaves height. The total site measures 2 acres representing a low site coverage of 21% allowing for Royal Mail trucks, vans and visitor parking.

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Distribution Centre /Warehouse / Ancillary	1,711.63 sq m	(18,424 sq ft)	ROYAL MAIL GROUP LIMITED (1)	10 years from 8th November 2021 on a full repairing and insuring lease (2)	£94,500	08/11/2026
<b>TOTAL</b>		<b>1,711.63 sq m</b>	<b>(18,424 sq ft)</b>			<b>£94,500</b>	

(1) Royal Mail Group is an international business that provides postal and delivery services across extensive networks. The Group employ 136,500 people, almost 49,000 delivery vehicles and 37 mail centres throughout the UK (Source: www.royalmailgroup.com). For the year to 28/03/2021 Royal Mail Group Limited recorded a turnover of £8,658,000,000, a pre tax profit of £320,000,000 and a net worth of £3,732,000,000 (Source: NorthRow 19/08/2022)

(2) The lease is subject to a tenant option to determine on 8th November 2026. A 4 month rent free period will be granted if the tenant does not exercise their break.

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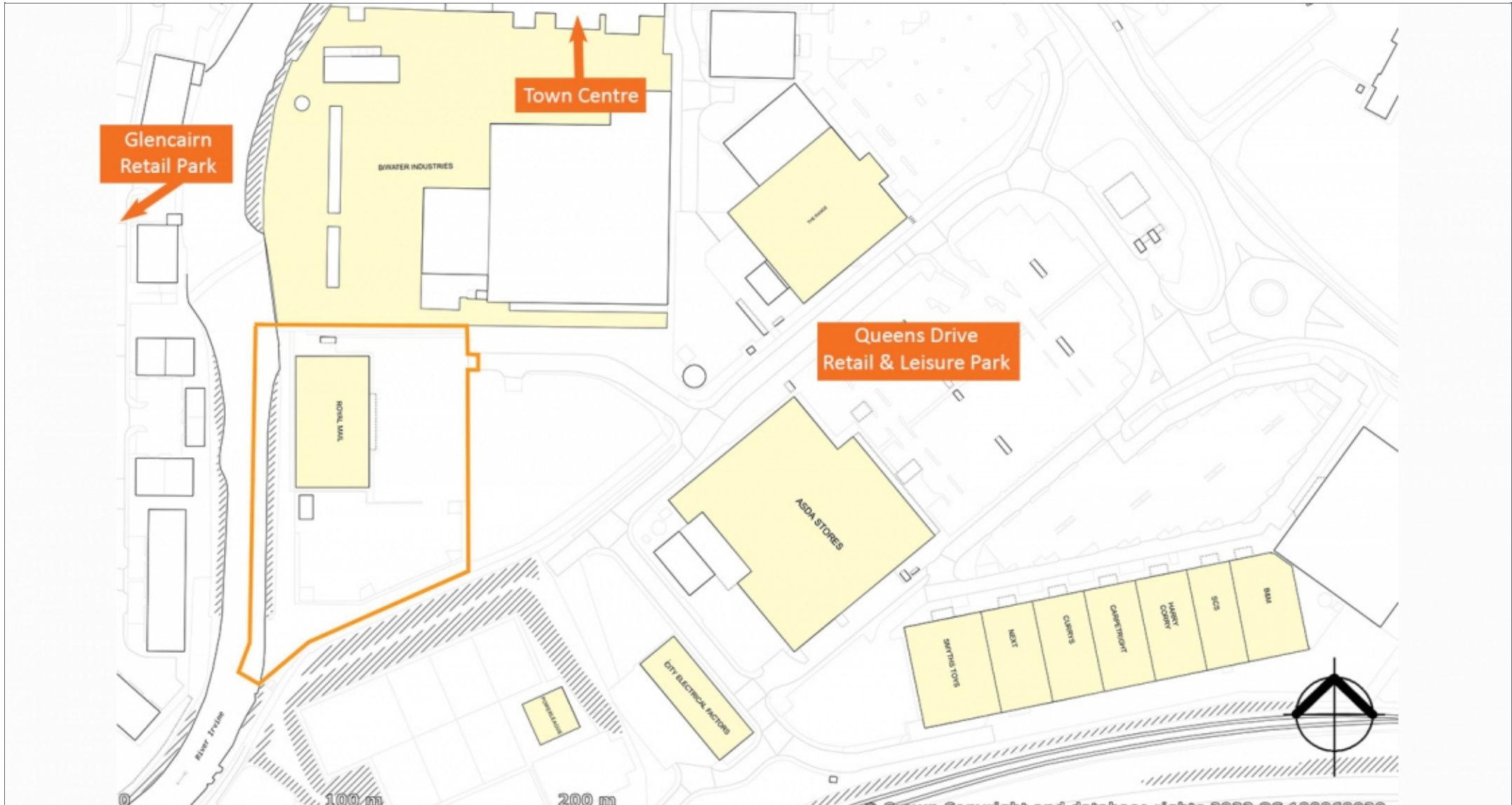
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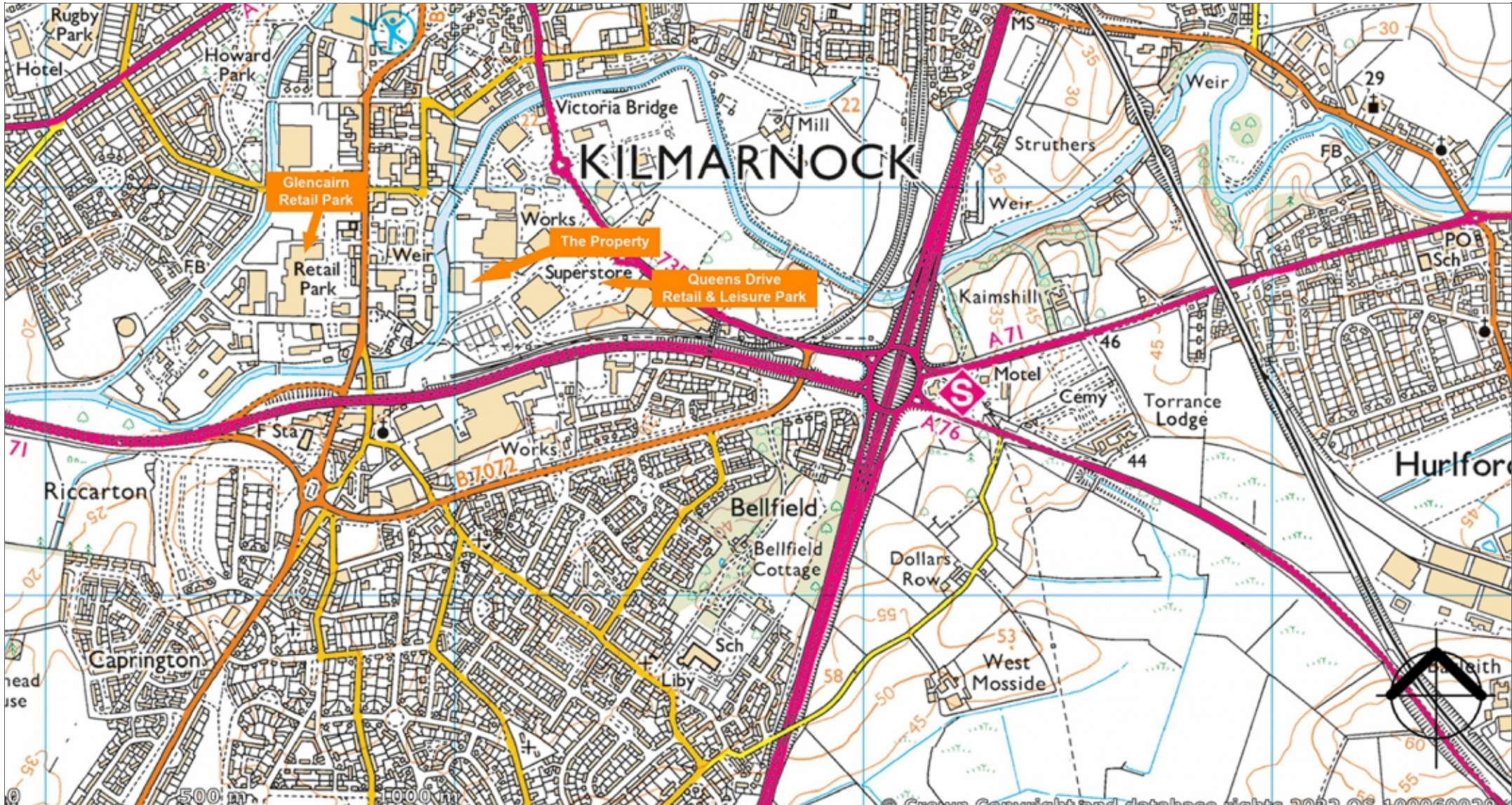
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## Contacts

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September 2020